

185.A

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

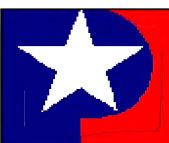
801,400 / 801,400

USE VALUE:

801,400 / 801,400

ASSESSED:

801,400 / 801,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
82		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEE ANDREW &	
Owner 2: CAPILI AILEEN	
Owner 3:	

Street 1: 82 HATHAWAY CIRCLE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LYONS CHARLES -

Owner 2: -

Street 1: 82 HATHAWAY CIRCLE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .2 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2304 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8730		Sq. Ft.	Site		0	70.	0.787										477,330						477,300	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct			
101	8730.000	324,100			477,300	801,400											
Total Card	0.200	324,100			477,300	801,400				Entered Lot Size							
Total Parcel	0.200	324,100			477,300	801,400				Total Land:							
Source:	Market Adj Cost				Total Value per SQ unit /Card:	347.83				Land Unit Type:							

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1: 131495				
2022	101	FV	324,100	0	8,730.	477,300	801,400		Year end	12/23/2021	Prior Id # 2:				
2021	101	FV	314,200	0	8,730.	477,300	791,500		Year End Roll	12/10/2020	Prior Id # 3:				
2020	101	FV	314,200	0	8,730.	477,300	791,500		791,500 Year End Roll	12/18/2019	Prior Id # 1:				
2019	101	FV	239,600	0	8,730.	477,300	716,900		716,900 Year End Roll	1/3/2019	Prior Id # 2:				
2018	101	FV	239,600	0	8,730.	402,300	641,900		641,900 Year End Roll	12/20/2017	Prior Id # 3:				
2017	101	FV	239,600	0	8,730.	368,200	607,800		607,800 Year End Roll	1/3/2017	ASR Map:				
2016	101	FV	239,600	0	8,730.	313,700	553,300		553,300 Year End	1/4/2016	Fact Dist:				
2015	101	FV	233,800	0	8,730.	272,800	506,600		506,600 Year End Roll	12/11/2014	Reval Dist:				

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
LYONS CHARLES,	1406-30		10/3/2011			469,000	No	No									
LYONS CHARLES -	1360-47		9/29/2008	Family			1	No	No								
	1052-32		12/1/1988			237,000	No	No	Y								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/2/2012	184	Manual	2,271					air sealing & insu	8/3/2018	MEAS&NOTICE	BS	Barbara S					
11/19/1997	704	Manual	1,875					REROOF	7/2/2012	External Ins	BR	B Rossignol					
									1/3/2012	MLS	EMK	Ellen K					
									10/18/2008	Meas/Inspect	201	PATRIOT					
									4/27/2000	Inspected	276	PATRIOT					
									1/13/2000	Mailer Sent							
									1/6/2000	Measured	163	PATRIOT					
									11/1/1990		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	Colonial			Full Bath: 1	Rating: Average																
Sty Ht: 2	2 - Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																
Prime Wall: 4	- Vinyl			A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1	- Gable			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1											
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fpl: 2	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C	- Average			CONDOS INFORMATION				Lvl 2													
Year Blt: 1959	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdct:		Fact: .		Floor:				Totals	RMS: 8	BRs: 4	Baths: 1	HB 1									
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %																
Prim Int Wal 1	- Drywall			Functional:		%															
Sec Int Wall:		%		Economic: L - Location	10. %																
Partition: T - Typical				Special:		%															
Prim Floors: 3	- Hardwood			Override:		%															
Sec Floors: 4	- Carpet	40 %		CALC SUMMARY																	
Bsmnt Flr: 4	- Carpet			Basic \$ / SQ: 130.00																	
Subfloor:				Size Adj: 1.21089745																	
Bsmnt Gar:				Const Adj: 1.00600004																	
Electric: 3	- Typical			Adj \$ / SQ: 158.361																	
Insulation: 2	- Typical			Other Features: 82500																	
Int vs Ext: S				Grade Factor: 1.00																	
Heat Fuel: 1	- Oil			NBHD Inf: 1.00000000																	
Heat Type: 3	- Forced H/W			NBHD Mod:																	
# Heat Sys: 1				LUC Factor: 1.00																	
% Heated: 100		% AC:		Adj Total: 442396																	
Solar HW: NO	Central Vac: NO			Depreciation: 118297																	
% Com Wal	% Sprinkled			Depreciated Total: 324099																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 185.A-0003-0004.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:	Total Special Features:										Total:									